

### **Sec. 8-22003. Required parking spaces by type of use.**

The number of off-street parking spaces required for each use shall be as stipulated in the following section. In computing the number of off-street parking spaces required, a fractional space of one-half space or more shall be counted as one space.

(a) Residential uses.

(1) Dwellings, single-family, duplexes:

- a. Dwellings, single-family, with four or fewer bedrooms--2 covered
- b. Dwellings, single-family, with five or more bedrooms--3 covered.

(2) Dwellings, multiple (including apartments, condominiums, townhouses, live/work3 units, rooming and boarding houses1, and single room occupancy (SRO) and efficiency1 units):

- a. Senior citizen housing developments1, efficiency apartments1, single room occupancy units1 and rooming and boarding houses1--0.5 covered spaces per unit for residents plus 0.5 uncovered spaces per unit designated for guest parking only.
- b. Studio and one-bedroom units--1 covered space per unit for residents plus 0.5 uncovered spaces per unit (1.5 spaces per live/work3 unit) designated for guest parking only.
- c. Two bedroom units and larger--1 covered space per unit for residents plus 0.5 uncovered spaces per unit for residents plus 0.5 uncovered spaces per unit (1.5 spaces per live/work3 unit) designated for guest parking only.

The planning commission may reduce the parking requirements within section (a)(2) through site plan and architectural approval if, based on evidence provided by the project applicant, it makes one of the following findings:

- i. Due to the use's proximity to alternative transportation infrastructure and service, including but not limited to BART, Amtrak, and other passenger rail services, bus service, or similar, the use is likely to require a lower level of parking than is required by similar projects not proximate to alternative transportation because residents will have viable transportation alternatives available.
- ii. Due to the use's proximity to amenities, and/or due to the desire to create a more pedestrian oriented environment in and around the project site, a reduction in required parking will further the goal of enhancing and strengthening the neighborhood, and, furthermore, that residents will have access to amenities such as shopping, entertainment, and employment without necessitating the use of automobiles.
- iii. Due to the anticipated tenancy, including but not limited to affordable units, senior citizen units, single room occupancy (SRO) and efficiency1 units, and special needs housing, and based on quantifiable evidence, the use is not likely to require the same levels of parking as standard residential development. This finding shall only be used for projects that have entered into a binding agreement with the city or other public agency guaranteeing the project will serve the identified tenancy type.

- iv. Due to the availability of on-street parking, the guest parking requirement for the project will be lower than a development where adequate on-street parking is not provided. This finding shall only be used to lower the guest parking requirement, and not the resident parking requirement.

(3) Dwellings, secondary--1 space.

(4) Mobile home--2 per mobile home space.

(5) Mobile home park community building--1 per 10 mobile home spaces.

(6) Mobile home park visitor parking--1 per 5 mobile home spaces located no further than 400 feet from the mobile home spaces to be served.

(b) Business uses.

(1) Entertainment and recreation:

- a. Theaters, auditoriums and sports arenas or stadia, including school auditoriums and stadia—For all fixed seating capacity, 1 for each 4 seats; theaters in shopping centers, 1 per 8.5 seats.
- b. Dance halls and exhibition halls, without fixed seats for floor area devoted to public assembly or activity--1 for each 100 square feet floor area devoted to the principal activity.
- c. Billiard and pool rooms--2 per table.
- d. Bowling alleys--3 for each alley except when in a shopping center which includes a supermarket, when it shall be 2 per alley.
- e. Golf courses--4 per hole, plus required spaces for restaurants and cocktail lounges.
- f. Health spas and gymnasia--10 plus 1 for each 200 square feet floor area in excess of 1,000.
- g. Public swimming pools and private swim clubs--20 per pool (not including wading pools or whirlpool baths), plus 1 for each 200 square feet of cabana floor area in excess of 1,000 square feet except where membership is restricted to the immediate neighborhood, a minimum of 5 parking spaces shall be provided.
- h. Public tennis courts and private tennis clubs--2 per court, plus 1 for each 200 square feet of clubhouse floor area in excess of 1,000 square feet.
- i. Skating rinks--1 for each 200 square feet of floor area devoted to the principal activity.

(2) Service uses:

- a. Finance, savings and loan institutions, insurance, real estate, business, professional and other offices (except those otherwise designated herein)--1 for each 300 square feet floor area.
- b. Banks (commercial)--1 for each 200 square feet.
- c. Personal services:

1. Self-service laundry and dry cleaning--1 for each 3 machines.
2. Dry cleaning, pickup--3, plus 1 for each 500 square feet over 1,000.
- d. Repair services, wearing apparel, motor vehicle, appliance and furniture--5, plus 1 for each 800 square feet floor area in excess of 3,000 square feet.
- e. Professional services:
  1. Medical and dental offices and clinics--1 for each 200 square feet floor area.
  2. Hospitals, general--1 per 1.5 beds.
  3. Hospitals, extended care--1 per 2 beds.
  4. Hospitals, convalescent (or nursing home)--1 per 5 beds.
  5. Veterinarians, animal and veterinary hospitals--1 for each 250 square feet of floor area exclusive of boarding areas.
  6. Laboratories, when a primary use--4, plus 1 for each 300 square feet in excess of 1,000 square feet.
- f. Educational services:
  1. Child care nurseries--3, plus 1 for each 10 children over a capacity of 15.
  2. Libraries--10, plus 1 for each 200 square feet over 1,000.
- g. Schools:
  1. Elementary, junior high--1 per employee.
  2. High--1 per employee plus 1 per 7 student classroom seats.
  3. College or university--1 per 3 student classroom seats.
  4. Trade, vocational and business, not otherwise listed--1 per employee, plus 1 per 3 student classroom seats.
  5. Dance schools other than ballrooms--5, plus 1 for each 150 square feet of dance floor area over 500 square feet.
  6. Beauty culture schools--3, plus 1 for each operator station.
- h. Miscellaneous services:
  1. Religious facilities<sup>1,2,3</sup>--For the seating capacity in the principal room or hall, 1 for each 3 seats<sup>1</sup> for a facility with more than 150 seats<sup>1</sup> not located on an arterial, 1 for each 5 seats<sup>1</sup> in other cases.
  2. Private clubs, lodges, auction rooms and union halls—For floor area devoted to public assembly 1 for each 50 square feet of floor area if without fixed seats, and 1 for each 5 seats if with fixed seats.

3. Mortuaries, funeral homes and cemeteries--1 for each 5 seats in the 2 largest chapels.
4. Car washes--2.5 for each wash bay.
5. Corporation yard--3, plus 1 for each 20,000 square feet of yard area over 40,000.
6. Hotels and motels--5, plus one for each guest room, plus required spaces for restaurants, retail outlets and other accessory uses.
7. Mini-warehouses for household goods--2 for manager's residence, plus 5 spaces to be located at project office. Loading and unloading may occur on driveways adjacent to storage bays.

(3) Trade:

- a. Retail stores and personal services not listed elsewhere--1 for each 300 square feet of gross floor area, exclusive of areas used solely for storage.
- b. Retail furniture and appliance stores; retail machinery and equipment sales; motor vehicles sales area devoted to retail, office, service or display of goods, 5, plus 1 for each 800 square feet floor area in excess of 3,000 square feet.
- c. Food stores--1 for each 200 square feet of floor area.
- d. Building materials sales where lumber is sold--10, plus 1 for each 120 square feet sales area devoted to hardware and paint items in excess of 1,000 square feet, and 1 per 750 square feet of warehouse area open to the public.
- e. Eating establishments (except those otherwise designated)--1 for each 3.5 seats plus an additional 10 percent for employee parking or 1 space for each 100 square feet of gross floor area (exclusive of storage), whichever is greater.
- f. Drinking establishments, nightclubs, discos, or similar uses with or without entertainment--1 space for each 30 square feet of gross floor area.
- g. Service stations—A minimum of 5, of which at least 1 must be large enough to accommodate a towing vehicle.
- h. Drive-in restaurants—A minimum of 25.
- i. Agricultural and commercial nurseries--10, plus 1 for each 150 square feet inside sales area over 1,000 square feet, and 1 per 2,000 square feet outside area open to public.
- j. Wholesale trade--3, plus 1 for each 250 square feet of office area, and 1 for each 500 square feet of merchandise storage areas.
- k. Auto wrecking and salvage yards--5, plus 1 for each acre in excess of 5 acres.
- l. Transportation (railroad, bus, air, marine terminals)--1 for each 5 seats in waiting terminals.

(4) Shopping centers: 1 for each 250 square feet of gross leasable area exclusive of bowling alleys, movie theaters and skating rinks.

(5) Central business district: Reserved.

(c) Industrial uses.

- (1) Manufacturing plants, factories and mills, steel fabricating, warehousing, speculative buildings declared warehousing, and similar uses with similar employee densities, except as otherwise noted in this subsection—One space for each two hundred square feet of gross floor area of office uses and similar activities and one space for each eight hundred square feet of gross floor area of indoor product storage or manufacturing areas. No less than one space for each six hundred twenty-five square feet of gross floor area shall be provided.
- (2) Assembly; research and development; computer programming, software development and/or production, and data processing services; manufacturing and/or assembly of: computer equipment, communications equipment, electronic components and accessories, household audio and video equipment, semiconductor manufacturing equipment, biological products and diagnostic substances; and similar uses with similar employee densities—One space for each three hundred square feet of gross floor area.
- (3) Industrial uses not elsewhere listed and speculative buildings except speculative buildings declared warehouses—One space for each three hundred square feet of gross floor area.
- (4) Based upon a finding by the development and environmental services director or his/her designee determining the exact nature of the land use and the related employee density, the required parking may be increased or decreased.

(d) Compact cars. Compact car spaces may substitute for 35 percent of the required parking spaces, provided that in residential developments, the compact car allowance may be applied to open parking spaces only. All compact car spaces shall be signed and readily identified.

(e) Other. The zoning administrator shall determine the required parking for uses not mentioned above, based on the requirements for similar uses.

(Ord. No. 1021, § 1, 1-7-75; Ord. No. 1198, § 1, 9-13-77; Ord. No. 1483, §§ 1, 2, 12-22-81; Ord. No. 1509, § 1, 7-13-82; Ord. No. 1560, § 14, 6-7-83; Ord. No. 1564, § 4, 6-28-83; Ord. No. 1759, §§ 90--92, 1-6-87; Ord. No. 1763, §§ 1--3, 2-3-87; Ord. No. 1769, §§ 1, 2, 4-14-87; Ord. No. 1835, § 2, 9-6-88; Ord. No. 1985, § 3, 2-5-91; Ord. No. 1989, § 8, 11-26-91; Ord. No. 2209, § 3, 11-26-96; Ord. No. 2366, § 4, 1-11-00; Ord. No. 2398, § 1, 9-12-00; Ord. No. 2506, Exh. A, § 14, 7-22-03.)

Editor's note: Both § 92 of Ord. No. 1759, adopted Jan. 6, 1987, and § 3 of Ord. No. 1763, adopted Feb. 3, 1987, added subsection (d) to § 8-22003. The editor has designated the provisions of Ord. No. 1763, § 3, as subsection (e).

Also refer to the Zoning Ordinance parking and loading area regulations (Title VIII, Chapter 2, Article 20), available through the following web page:  
<http://www.fremont.gov/CityHall/MunicipalCodes/default.htm>